

## **Exhibit A**

### **Excerpt from the New Jersey Forest Fire Service's Andover-Aeroflex Airport Facility Operations Manual - January 2009**

#### **Minimum Standards for Aeronautical Activities**

AEROFLEX ANDOVER AIRPORT

#### **FACILITY MANAGEMENT STANDARDS**

The New Jersey Forest Fire Service has adopted the following Minimum Standards for Aeronautical Activities at Aeroflex Andover Airport. This policy is intended to provide the minimum threshold requirements for any person wishing to provide Aeronautical Services to the public at Aeroflex Airport. These Minimum Standards are meant to be reasonable, non-discriminatory and to ensure that:

- Any person who uses the Airport property or facilities for commercial activities shall compensate the State of New Jersey for such use and privileges.
- Compensation to conduct commercial activities will be comparable for both existing Aeronautical Service providers and any person wishing to provide a new Aeronautical Service.
- Airport public areas, taxiways, aprons, and runways remain available and open for public aeronautical use.

#### **Minimum Standards for Aeronautical Activities**

##### **~~Aircraft Sales:~~**

~~1. An aircraft sales business at the Airport shall lease from the State one utility bay. The operator shall be required to rent, on an annual basis, a hangar space or a tie down to display a minimum of one aircraft whether or not the area is occupied by the operator.~~

~~2. Have a minimum of one fully qualified demonstrator pilot employed with appropriate and current FAA pilot certificate and current Airman Medical Certificate.~~

~~3. Shall provide personnel on duty during normal business hours.~~

~~4. Have satisfactory arrangements at Aeroflex Airport or at another airport for repair and servicing of any aircraft for sale.~~

~~5. New aircraft dealers shall hold an authorized factory dealership or sub-dealership and any permits required by Federal, State or local law. A new aircraft dealer shall have available, or on call, at least one current model demonstrator.~~

#### ~~**Aircraft Rentals:**~~

~~1. The operator who engages in an aircraft rental business at the Airport shall lease from the State one utility bay. The operator shall be required to rent, on an annual basis, a hangar space or a tie down for a minimum of one aircraft whether or not the area is occupied by the operator.~~

~~2. Provide, and at all times maintain, a minimum of one aircraft equipped and FAA certified for IFR flight that is owned or under a written lease by, and in the exclusive control of, the operator. The aircraft must be properly equipped and FAA certified for rental and flight instruction.~~

~~3. The operator shall provide a properly FAA certified flight instructor on duty who is capable of conducting flight checks for prospective renters during normal business hours, or at other times, subject to the operator's discretion with the prior written approval of the State.~~

~~4. Ensure all renters are in compliance with FAA, TSA and state regulations.~~

#### **Fixed Wing Flight Instruction and/or Ground School:**

1. The operator who engages in a flight instruction and/or ground school business at the Airport shall lease from the State one utility bay and one hangar. Additional space is to be rented, on an annual basis, for as many aircraft as such operator reasonably expects to have on hand in such business at any one time.

2. The operator shall provide a minimum of one properly FAA certified flight instructor with tail wheel airplane

endorsement on duty during normal business hours or other hours as approved by the Airport Manager. The flight instructor pilots must meet FAA certification requirements for flight instruction and maintain current FAA certificates and a current Airman Medical Certificate.

3. The operator shall provide a minimum of two aircraft, one of which shall be a light sport tail wheel airplane, based at the Airport. These aircraft must be owned, or under a written lease, and in the exclusive control of the operator. The aircraft shall be properly equipped and FAA certified for flight instruction and rental. Ground school training will offered as part of such business, and the operator shall have on hand, and available for use, such equipment and apparatus as would reasonably be expected to be available for such training.

4. The operator shall demonstrate the continuing ability to meet requirements for FAA certification of flight instructor personnel and aircraft.

5. The operator shall have satisfactory arrangements at Aeroflex Airport or at another airport for servicing and repairing all of its aircraft.

6. Proof of Transportation Security Administration (TSA) compliance (I.e., dealing with flight instructors and their students) must be made available to the State upon request.

#### **Aircraft Maintenance Services and Sale of Parts and Accessories:**

1. The operator who engages in an aircraft maintenance service business and sells parts and accessories at the Airport shall lease from the State one utility bay and one hangar.

2. The hangar shall be equipped with such tools, machinery, equipment, parts and supplies as are normally necessary to conduct a full-time business operation in the maintenance service offered and shall be staffed by mechanic(s) and other full or part-time personnel who are qualified and competent and hold all necessary certificates required by the FAA.

3. The business of such maintenance service and sale of parts and accessories shall be staffed with competent personnel on duty to conduct business during normal business hours or other hours as approved by the Airport Manager

4. The operator shall have adequate provisions for the removal/disposal of solutions, cleaning agents, lubricants and other hazardous wastes in compliance with Federal, State and local regulations.

5. If the business includes aircraft refinishing and painting, it shall:

(i) Comply with, and abide by, all standards, rules, regulations and requirements of the FAA, NJDEP, EPA, OSHA, and any other local, state or Federal governmental agencies having jurisdiction over aircraft painting and stripping operations.

(ii) Comply with the current standards of the National Fire Protection Association on "Paint Spraying and Spray Booths" with regard to the arrangement, construction, and protection of spray booths and the storing and handling of materials used in connection with aircraft painting and varnishing and spray painting operations.

(iii) Perform all aircraft stripping operations inside a hangar or building. Outside stripping must be approved in advance and in writing by the Airport Manager.

(iv) Properly treat and dispose of all hazardous material in compliance with the governing agencies listed in Paragraph (i) above.

#### **Fabric Aircraft Restoration Services:**

1. The operator who engages in fabric aircraft restoration shall lease from the State one utility bay and one hangar space.

2. The utility bay shall be equipped with such tools, machinery, equipment, parts and supplies as are normally necessary to conduct a full-time business operation in fabric aircraft restoration and shall be staffed by a mechanic(s) and other full or part-time personnel who are qualified and competent and hold all necessary certificates required by the FAA.

3. The operator shall have adequate provisions for the removal/disposal of solutions, cleaning agents, lubricants and other hazardous wastes in compliance with Federal, State and local regulations.

4. Comply with, and abide by, all standards, rules, regulations and requirements of the FAA, NJDEP, EPA, OSHA, and any other local, state or Federal governmental agencies having jurisdiction over aircraft painting and stripping operations.

5. Comply with the current standards of the National Fire Protection Association on "Paint Spraying and Spray Booths" with regard to the arrangement, construction, and protection of spray booths and the storing and handling of materials used in connection with aircraft painting and varnishing and spray painting operations.

6. Perform all aircraft stripping operations inside a hangar or building. Outside stripping must be approved in advance and in writing by the Airport Manager.

7. Properly treat and dispose of all hazardous material in compliance with the governing agencies listed in Paragraph (i) above.

**Avionics Sales and Maintenance:**

1. The operator who engages in an aircraft avionics sales and maintenance at the Airport shall lease from the State one utility bay.

2. The utility bay shall be equipped with such tools, machinery, equipment, parts and supplies as are normally necessary to conduct a full-time business operation in the avionics maintenance service offered and shall be staffed by technicians(s) and other full or part-time personnel who are qualified and competent and hold all necessary certificates required by the FAA.

3. The business of such maintenance service and sale of parts and accessories shall be staffed with competent personnel on duty to conduct business during normal business hours or other hours as approved by the Airport Manager.